

## COUNTY OF NORTHAMPTON

RECORDER OF DEEDS  
NORTHAMPTON COUNTY GOVERNMENT CENTER  
669 WASHINGTON STREET  
EASTON, PENNSYLVANIA 18042-7486  
Area Code (610) 829-6210

Andrea F. Suter - Recorder  
Dorothy J. Edelman - Lead Deputy  
Barbara L. Manieri - Deputy



### AFFIDAVIT FILED

Book - 2018-1 Starting Page - 100701

\*Total Pages - 5

Instrument Number - 2018012796  
Recorded On 5/21/2018 At 2:35:42 PM

NCGIS Registry UPI Certification  
On May 21, 2018 By SRM

\* Instrument Type - DEED  
Invoice Number - 892949  
\* Grantor - KICHLINE, TIMOTHY S  
\* Grantee - FANNIE MAE  
User - HMT  
\* Customer - KML LAW GROUP P C

### \* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
TOTAL PAID	\$85.25

### \*RECORDED BY:

KML LAW GROUP P C  
LITS BUILDING  
701 MARKET ST STE 5000  
PHILADELPHIA, PA 19106  
ATTN: POST SALE

I hereby CERTIFY that this document is recorded in the  
Recorder's Office Of Northampton County, Pennsylvania



*Andrea F. Suter*

Andrea F. Suter  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

## Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

Book: 2018-1

Page: 100701

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



# *Know all Men by these Presents*

that I, Richard H. Johnston, Acting Sheriff of the County of Northampton, in the State of Pennsylvania, for the consideration of the sum of One Thousand Five Hundred Seven and 17/100 (\$1,507.17) dollars, to me in hand paid, do hereby grant and convey to

## FANNIE MAE

ALL THAT CERTAIN tract or parcel of land shown as Lot No.3 on a plan titled "Minor Subdivision Plan of Property of Forrest K. and Dorothy V. Brotzman" dated August 7, 1994, revised November 1, 1994, prepared by Daniel P. Decker, P.L.S. and recorded in Plan Book Volume 1995, Page 4 at the Northampton County Recorder of Deeds Office, said situate on the northwesterly side of Berger Road (Township Road No. 430) in the Borough of Glendon, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the northwesterly right-of-way line of Berger Road (Township Road No. 430), said iron pin being the southernmost point of the herein described tract and also a corner in common with Lot No. 1 of the aforementioned subdivision;

THENCE along the same North thirty-three Degrees zero Minutes zero Seconds (N 33 degrees 00 minutes 00 seconds W) West, a distance of three hundred fifty-one and thirty-one-hundredths (351.30') feet to an iron pin;

THENCE along Lot No.2 of the aforementioned subdivision North twenty-two Degrees forty-four Minutes twenty-five Seconds (N 22 degrees 44 minutes 25 seconds W) West, a distance of five hundred eighty-seven and sixty-one one-hundredths (587.61') feet to an iron pin;

THENCE along the southeasterly right-of-way line of Interstate 78 North fifty-seven Degrees thirty-one Minutes, zero Seconds (N 57 degrees 31 minutes 00 seconds E) East, a distance of one hundred twenty-five and zero one-hundredths (125.00') feet to an iron pin;

THENCE along land now or late or formerly of Robert B. and Shirley A. Brandau the following three (3) courses and distances.

(1) South thirty-one Degrees thirty Minutes zero Seconds (S 31 degrees 30 minutes 00 seconds E) East, a distance of seven hundred twenty-two and fifty-six one-hundredths (722.56') feet to an iron pin;

(2) South fifty-two Degrees zero Minutes zero Seconds (S 52 degrees 00 minutes 00 seconds W) West, a distance of one hundred eighty-six and forty-five one-hundredths (186.45') feet to an iron pin;

(3) South thirty-three Degrees zero Minutes zero Seconds (S 33 degrees 00 minutes 00 seconds E), a distance of one hundred eighty-one and thirty-four one-hundredths (181.34') feet to a concrete monument;

THENCE along the northwesterly right-of-way line of Berger Road, South thirty-eight Degrees fifteen Minutes zero Seconds (S 38 degrees 15 minutes 00 seconds W) West, a distance of twenty-six and forty one hundredths (26.40') feet to an iron pin, the POINT OF BEGINNING.



CONTAINING 135,537 square feet (3.1115 acres) of land.

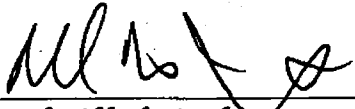
**BEING THE SAME PREMISES CONVEYED TO Timothy S. Kichline** by deed from Timothy S. Kichline, Administrator of the Estate of Jo Ann Kichline, deceased, dated 6/16/2010 and recorded 6/17/2010 in Northampton County Book 2010-1 page 117123.

TAX IDENTIFICATION NUMBER: M9/21/22C/0813

PREMISES BEING KNOWN AS 495 Berger Road, Easton, Pennsylvania.

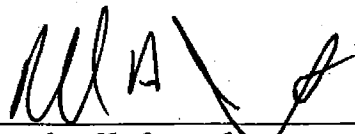


*I hereby certify the precise address  
of the within-named Grantee is  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254-2946*

  
\_\_\_\_\_  
*Acting Sheriff of Northampton County*

the same having been sold by me to the said grantee(s) on the 6<sup>th</sup> day of April Anno Domini two thousand and eighteen, after due advertisement according to law, under and by virtue of a Writ of Execution for Mortgage Foreclosure pursuant to judgment number CV-2017-03296, issued on the 11<sup>th</sup> day of August Anno Domini two thousand and seventeen out of the Court of Common Pleas of the said County of Northampton at the suit of PNC Bank, National Association *vs* Timothy S. Kichline.

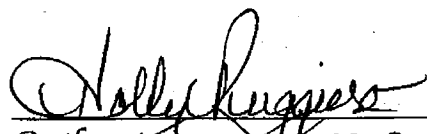
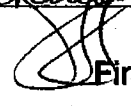
*In Witness Whereof*, I have hereunto affixed my signature this 27<sup>th</sup> day of April Anno Domini two thousand and eighteen.

  
\_\_\_\_\_  
*Acting Sheriff of Northampton County*

*Commonwealth of Pennsylvania, ss.*

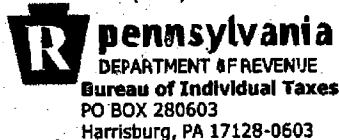
Before the undersigned, Holly Ruggiero, Prothonotary of the Court of Common Pleas of Northampton County, personally appeared Richard H. Johnston, Acting Sheriff of Northampton County aforesaid, and in due form of law declared that the facts set forth in the foregoing Deed are true, and that he acknowledged the same in order that said Deed might be recorded.

*Witness My Hand* and seal of said Court, this 27<sup>th</sup> day of April Anno Domini two thousand and eighteen.

  
\_\_\_\_\_  
*Prothonotary*  My Commission Expires  
First Monday in January, 2022





**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See reverse for instructions.

State Tax Paid	
Book Number	2018-1
Page Number	100701
Date Recorded	5-21-18

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** - All inquiries may be directed to the following person:

Name <b>KML Law Group, P.C.</b>		Telephone Number: <b>(215) 627-1322</b>	
Mailing Address <b>701 Market Street, Suite 5000 BNY Independence Center</b>	City <b>Philadelphia</b>	State <b>PA</b>	ZIP Code <b>19106-1532</b>

**B. TRANSFER DATA**

Date of Acceptance of Document <b>4/9/2018</b>					
Grantor(s)/Lessor(s) <b>SHERIFF OF NORTHAMPTON COUNTY</b>	Telephone Number: <b>610-559-3084</b> <b>829-6649</b>	Grantee(s)/Lessee(s) <b>FANNIE MAE</b>	Telephone Number: <b>972-773-7822</b>		
Mailing Address <b>Sheriff's Office, 669 Washington Street</b>		Mailing Address <b>14221 Dallas Parkway, Suite 1000,</b>			
City <b>Easton</b>	State <b>PA</b>	ZIP Code <b>18042</b>	City <b>Dallas</b>	State <b>TX</b>	ZIP Code <b>75254-2946</b>

**C. REAL ESTATE LOCATION**

Street Address <b>495 Berger Road</b>		City, Township, Borough <del>Easton</del> <b>Glendon Boro</b>	
County <b>Northampton</b>	School District <b>Wilson Area</b>	Tax Parcel Number <b>M-9/21/22-C/0813</b>	

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration <b>=\$2,001.00</b> <b>1,507.17</b>	2. Other Consideration <b>+0</b>	3. Total Consideration <b>=\$2,001.00</b> <b>1,507.17</b>
4. County Assessed Value <b>\$57,600.00</b>	5. Common Level Ratio Factor <b>X3.01</b>	6. Computed Value <b>=\$173,376.00</b>

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed <b>\$173,376.00</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust **3-6-2018**  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) **FANNIE MAE IS AN EXEMPT CORPORATION.**

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date <b>4/9/2018</b>
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**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED**

SEP 10 2019

I hereby CERTIFY that this document is recorded in the  
Recorder's Office Of Northampton County, Pennsylvania



*Andrea F. Suter*

Andrea F. Suter  
Recorder of Deeds

*Andrea F. Suter*  
*Recorder of Deeds*